



Wawa

Advent Health

For LEASE

Advantage
Realty #1

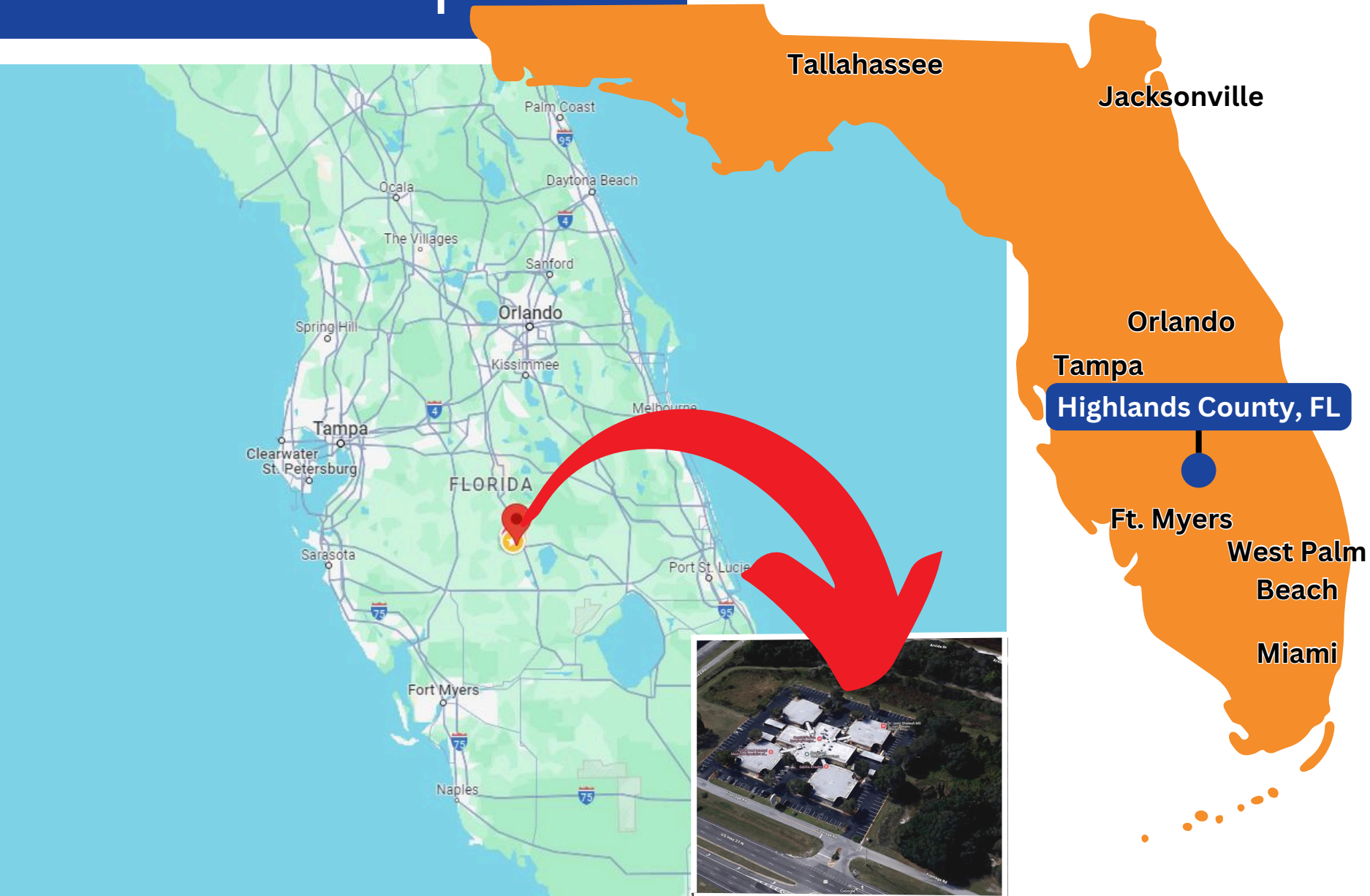
6801 US 27 Highway N,
Sebring, Florida 33870

User | Investment | Development Opportunity w/
Development Potential/ Commercial

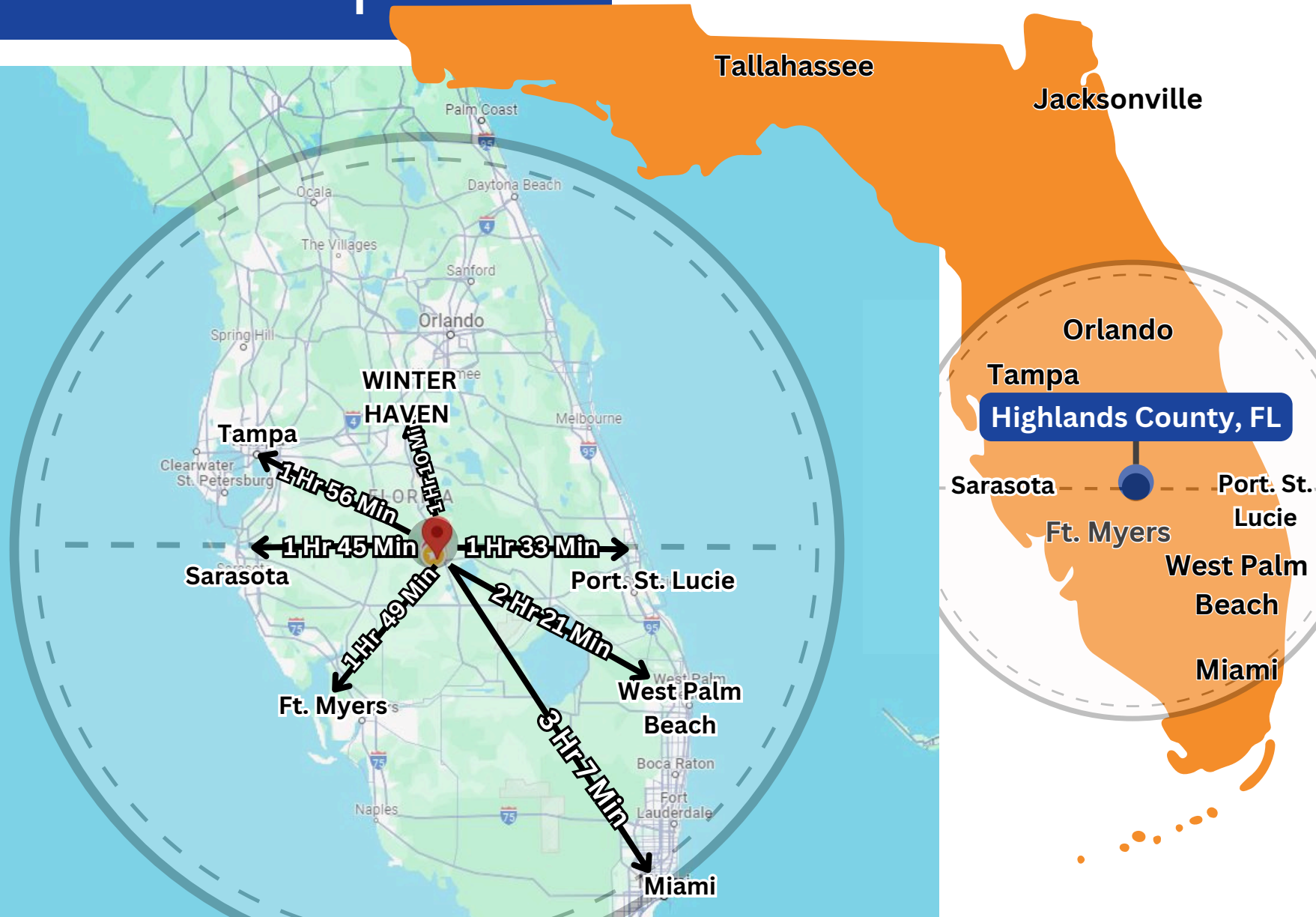
Greg Karlson
Broker/Owner
863 - 381 - 4932



Area Map



Area Map





Site Over View

Offering Memorandum

6801 US 27 Highway N ,
Sebring, Florida 33870



Site Over View

Offering Memorandum

6801 US 27 Highway N ,
Sebring, Florida 33870

Unit E 5,6,7

Total Acreage:

- 4.13- Acres

Utilities::

- Water & City Sewer

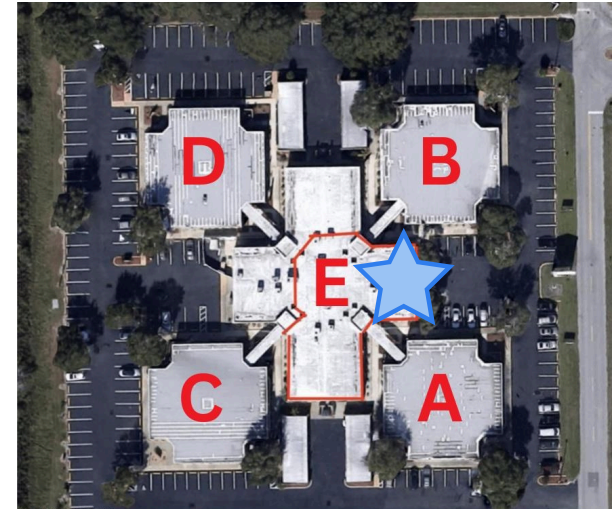
Entitlements/Zoning:

- Zoned B2

Land Features:

- Existing

Lease Price: \$13,333



Development Details:

- EXCELLENT location for Urgent Care, Laboratory, Medical Billing offices, etc, to compliment existing practices within the plaza.
- Previous Home Health Care space with multiple offices, receptions station, kitchen in center, large training/bull pen area in back as well as previous Pharmacy space and conference center smack dab in the showcase position of the Heartland Professional Plaza.
- **Just under 10,000 square feet. Price reflects the base rent of just \$16/sf plus sales tax and utilities**
- Tenant pays all their own utilities and responsible to maintain interior with LL responsible for exterior.

Unit E 5,6,7

Total Acreage:

- 4.13- Acres

Utilities::

- Water & City Sewer

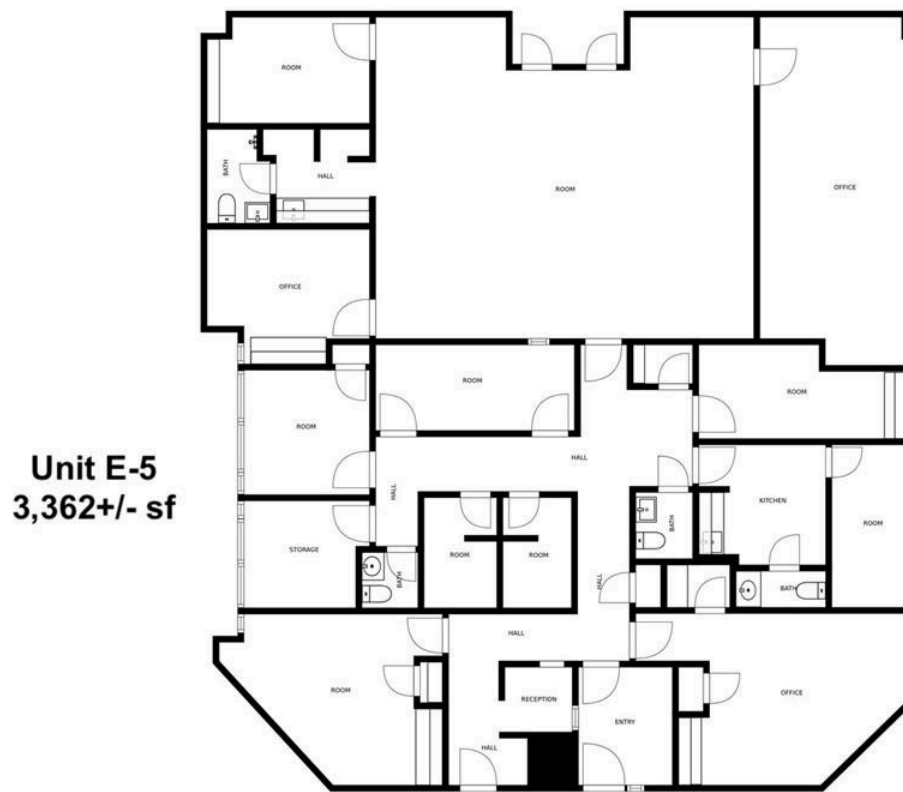
Entitlements/Zoning:

- Zoned B2

Land Features:

- Existing

Lease Price: \$13,333



Unit B-4

Total Acreage:

- 4.13- Acres

Utilities::

- Water & City Sewer

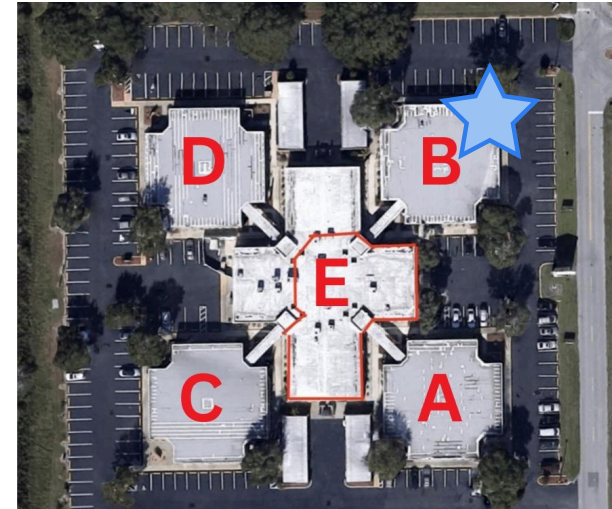
Entitlements/Zoning:

- Zoned B2

Land Features:

- Existing

Lease Price: \$2,789



Development Details:

- Professional Medical Office Space Near AdventHealth Located in close proximity to Advent Health Hospital
- **2092 RSF medical office is ideal for healthcare professionals seeking a turnkey space.**
- The suite has been recently updated and features: Updated tile flooring, countertops and fixtures in the private and public restrooms Luxury woodgrain vinyl flooring throughout the common areas Updated carpet in the two private offices, creating a quiet and comfortable workspace **5 examination rooms, 2 private offices, break room and lab**
- Tenant is responsible for interior maintenance and utilities.
- Landlord maintains the building exterior.
- Flexible lease terms available.
- **Lease Rate: \$16/SF + sales tax and utilities**

Unit B-4

Total Acreage:

- 4.13- Acres

Utilities::

- Water & City Sewer

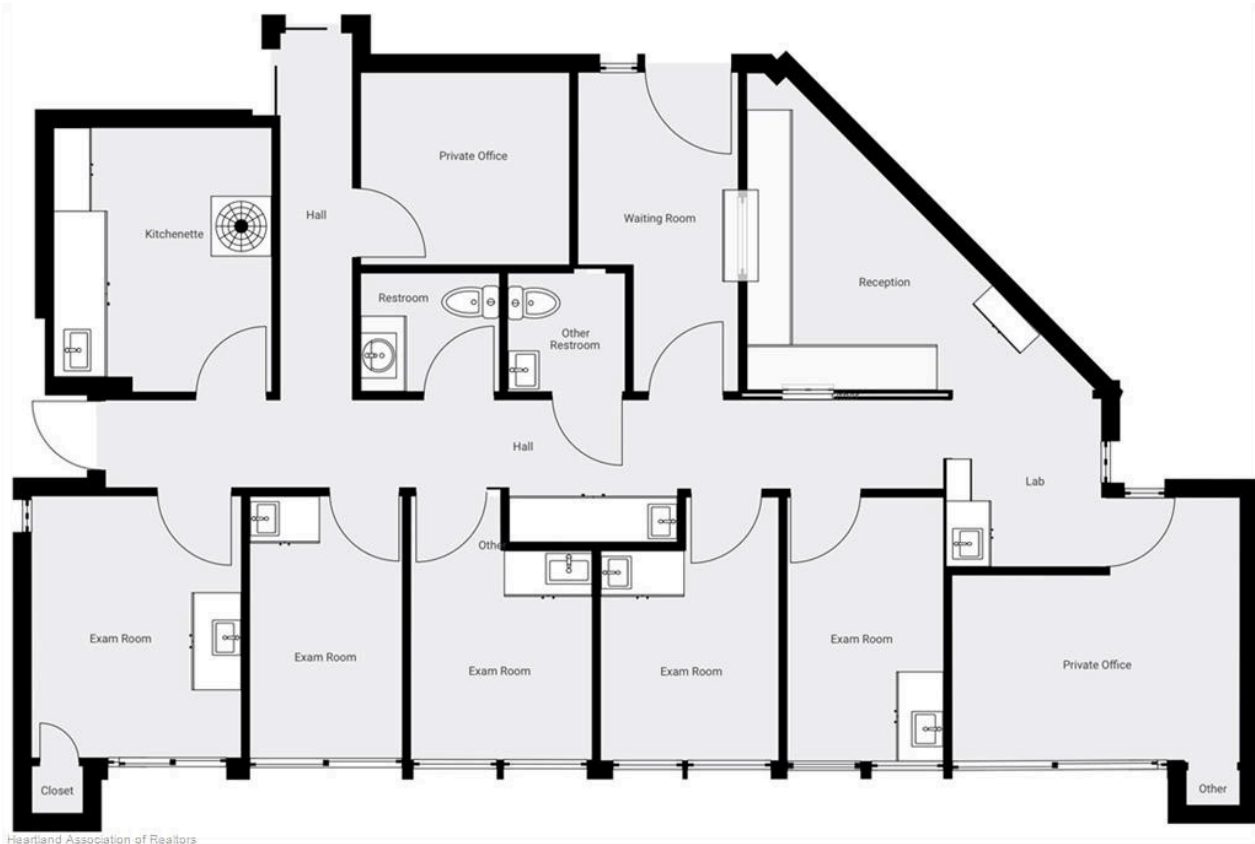
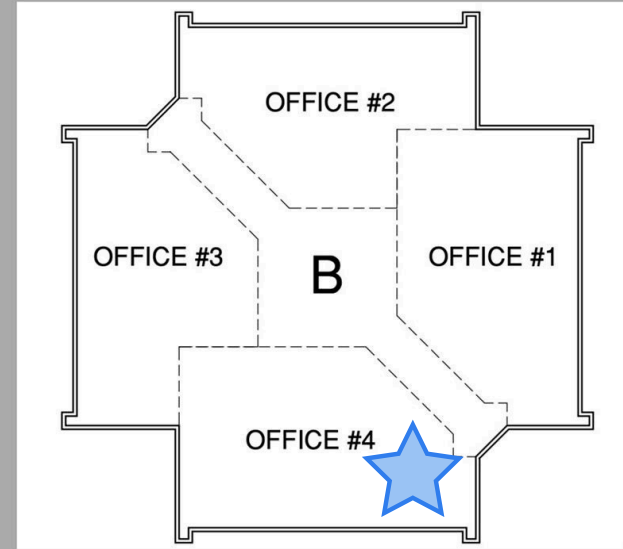
Entitlements/Zoning:

- Zoned B2

Land Features:

- Existing

Lease Price: \$2,789



Unit B-4

Total Acreage:

- 4.13- Acres

Utilities::

- Water & City Sewer

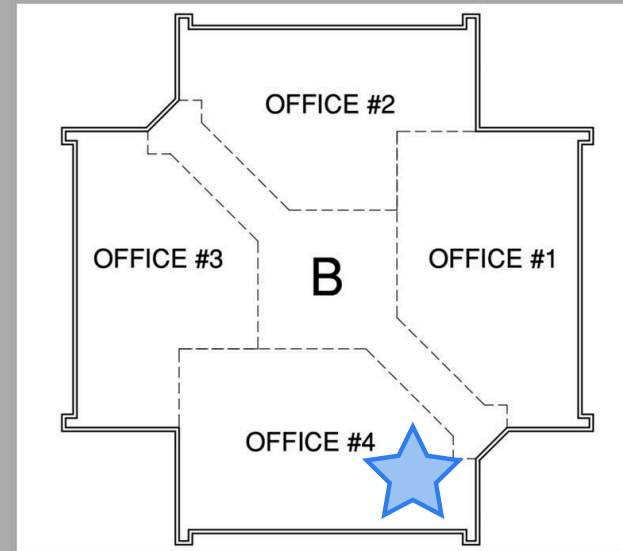
Entitlements/Zoning:

- Zoned B2

Land Features:

- Existing

Lease Price: \$2,789



Unit B-3

Total Acreage:

- 4.13- Acres

Utilities::

- Water & City Sewer

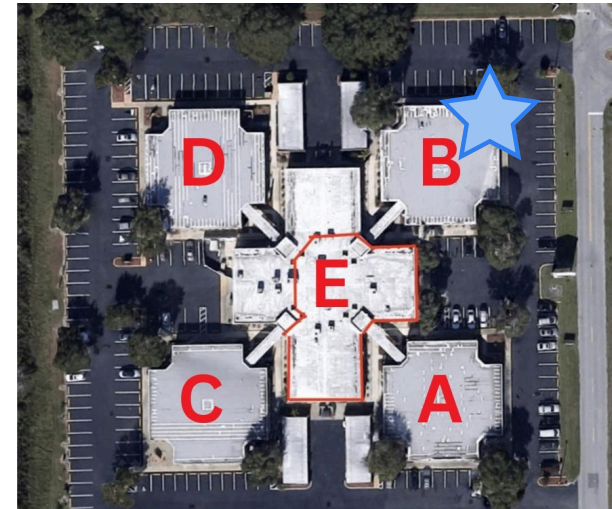
Entitlements/Zoning:

- Zoned B2

Land Features:

- Existing

Lease Price: \$2,000



Development Details:

- Prime Medical Office Space – Ideal for General Practice or Specialty Use | Near AdventHealth Sebring
- **This 1,500 RSF medical office suite features: 4 private exam rooms Waiting room for patient comfort Break room, restroom, and private physician's office Designed for the smaller practice, this space supports a seamless patient flow and clinical efficiency.**
- Tenant responsible for interior maintenance and utilities Landlord maintains exterior
Competitive rate: \$16/SF + sales tax

Unit B-3

Total Acreage:

- 4.13- Acres

Utilities::

- Water & City Sewer

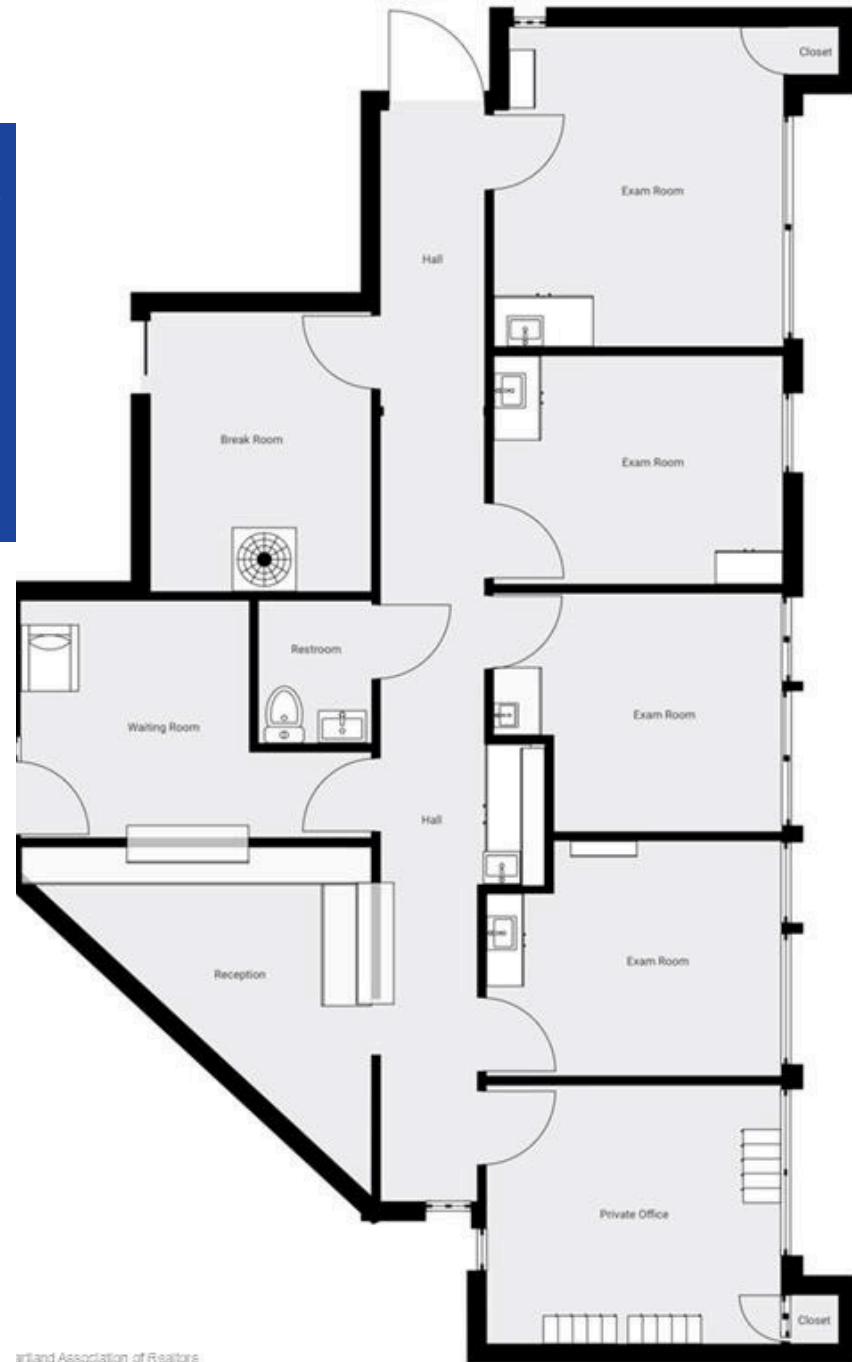
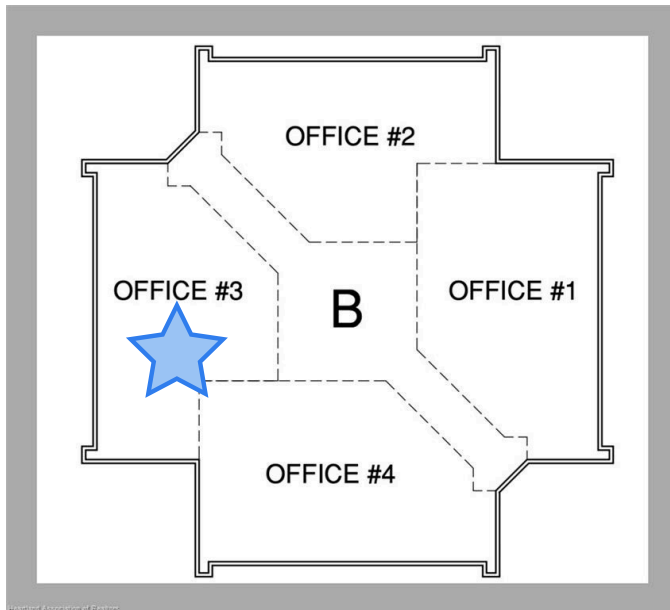
Entitlements/Zoning:

- Zoned B2

Land Features:

- Existing

Lease Price: \$2,000



Unit B-3

Total Acreage:

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Utilities::

- Water & City Sewer

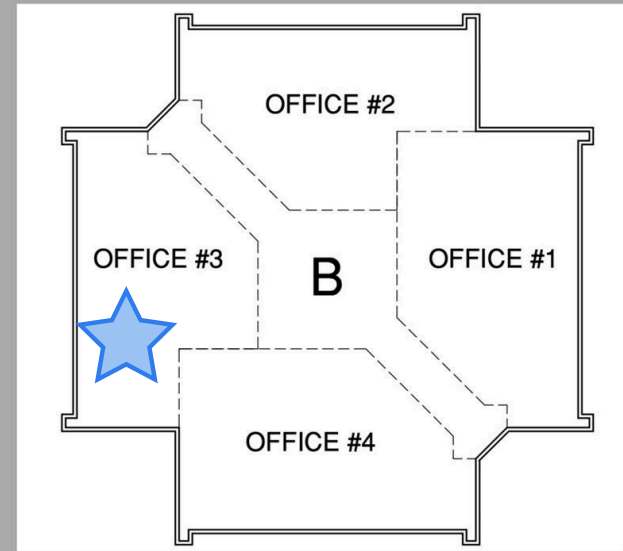
Entitlements/Zoning:

- Zoned B2

Land Features:

- Existing

Lease Price: \$2,000



Unit B-2

Total Acreage:

- 4.13- Acres

Utilities::

- Water & City Sewer

Entitlements/Zoning:

- Zoned B2

Land Features:

- Existing

Lease Price: \$2,357



Development Details:

- Prime Medical Office Space – Ideal for General Practice or Specialty Use | Near AdventHealth Sebring Take advantage of this excellent opportunity to establish or expand your medical practice in a highly accessible location less than 2 minutes from AdventHealth Sebring.
- This **1,768 RSF medical office suite features: 3 private exam rooms** Spacious waiting area for patient comfort Large receptionist office Lab with pass-through access to private restroom Private physician's office Private secondary office Separate public and private restrooms Designed with functionality in mind, this space supports a seamless patient flow and clinical efficiency.
- Perfect for general practitioners, specialists, or outpatient services.
- Tenant responsible for interior maintenance and utilities
- Landlord maintains exterior
- **Competitive rate: \$16/SF + sales tax**

Unit B-2

Total Acreage:

- 4.13- Acres

Utilities::

- Water & City Sewer

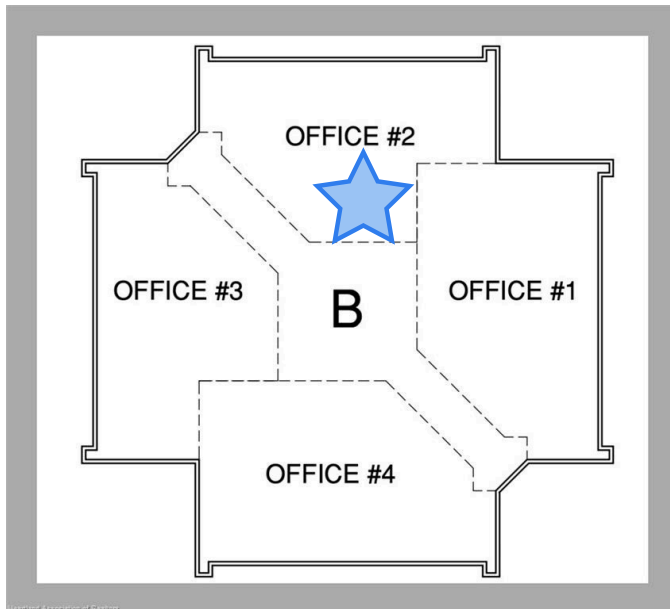
Entitlements/Zoning:

- Zoned B2

Land Features:

- Existing

Lease Price: \$2,357



Unit B-2

Total Acreage:

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Utilities::

- Water & City Sewer

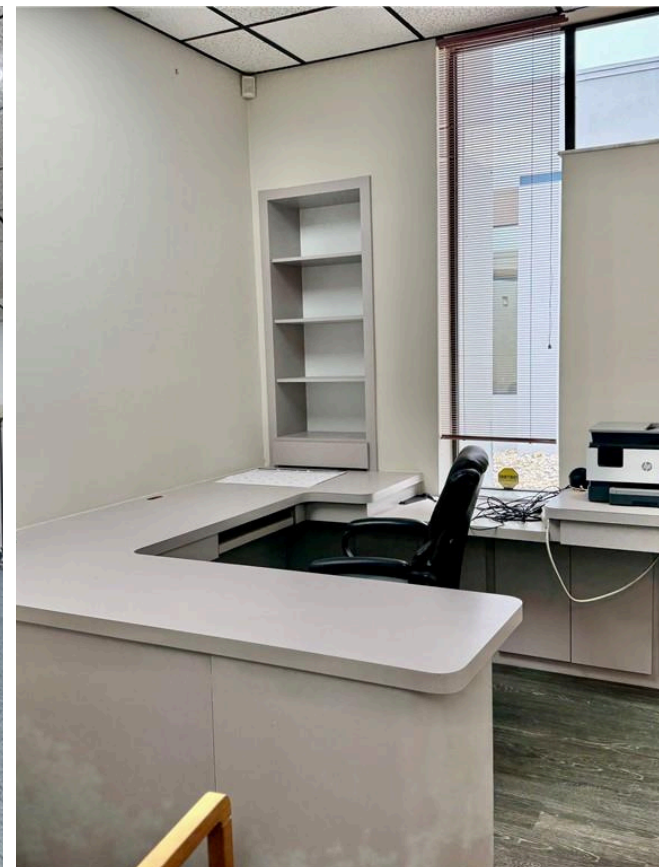
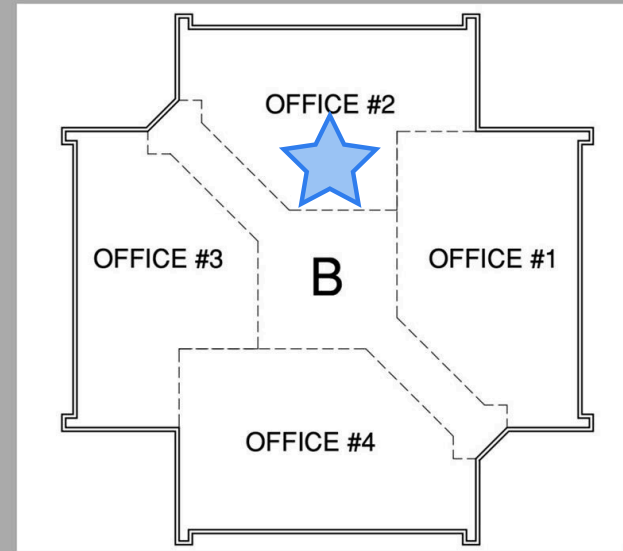
Entitlements/Zoning:

- Zoned B2

Land Features:

- Existing

Lease Price: \$2,357



Unit B-1

Total Acreage:

- 4.13- Acres

Utilities::

- Water & City Sewer

Entitlements/Zoning:

- Zoned B2

Land Features:

- Existing

Lease Price: \$2,432



Development Details:

- Prime Medical Office Space – Ideal for General Practice or Specialty Use | Near AdventHealth Sebring Take advantage of this excellent opportunity to establish or expand your medical practice in a highly accessible location less than 2 minutes from AdventHealth Sebring.
- This **1,768 RSF medical office suite features: 3 private exam rooms** Spacious waiting area for patient comfort Large receptionist office Lab with pass-through access to private restroom Private physician's office Private secondary office Separate public and private restrooms Designed with functionality in mind, this space supports a seamless patient flow and clinical efficiency.
- Perfect for general practitioners, specialists, or outpatient services.
- Tenant responsible for interior maintenance and utilities
- Landlord maintains exterior
- **Competitive rate: \$16/SF + sales tax**

Unit B-1

Total Acreage:

- 4.13- Acres

Utilities::

- Water & City Sewer

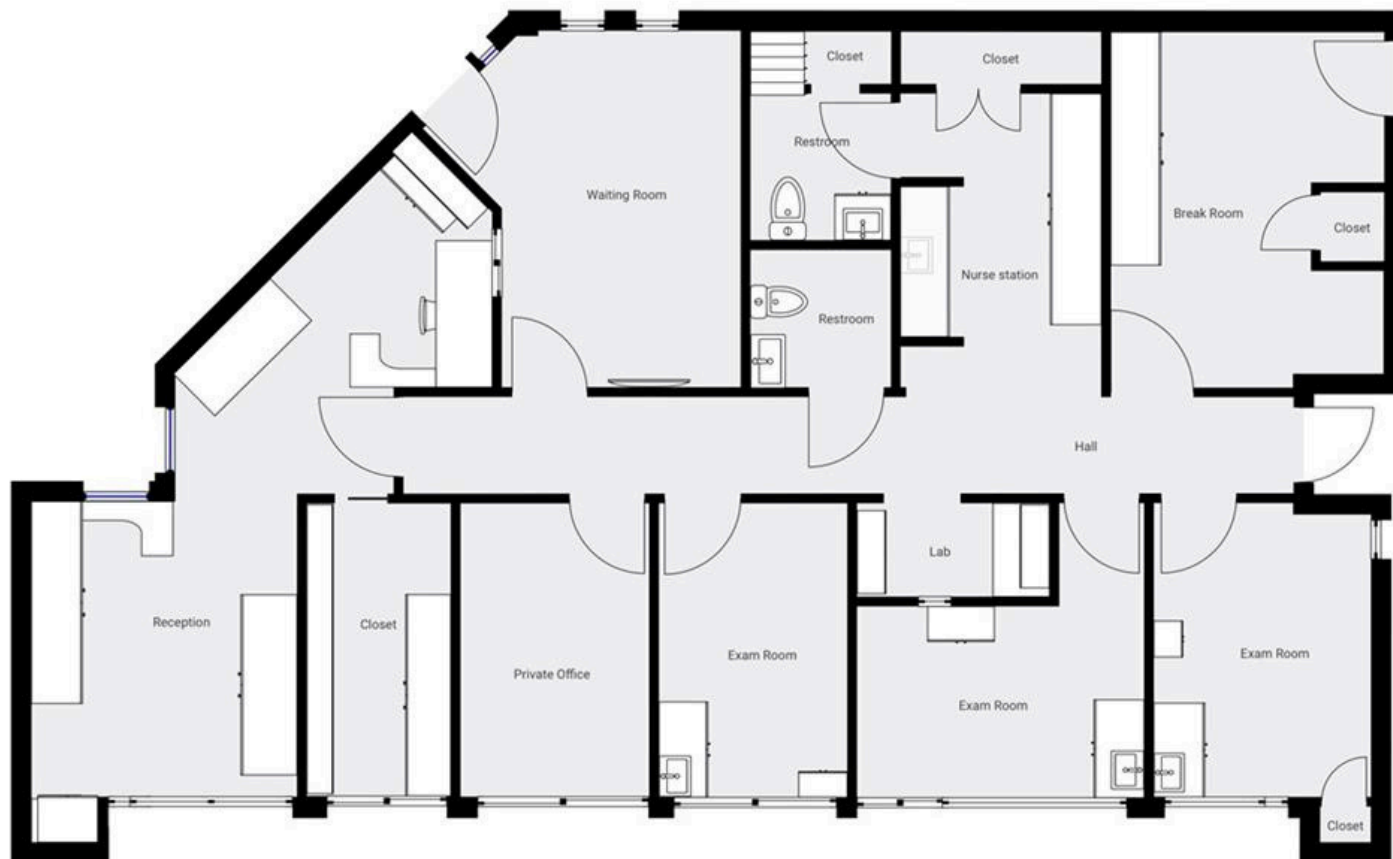
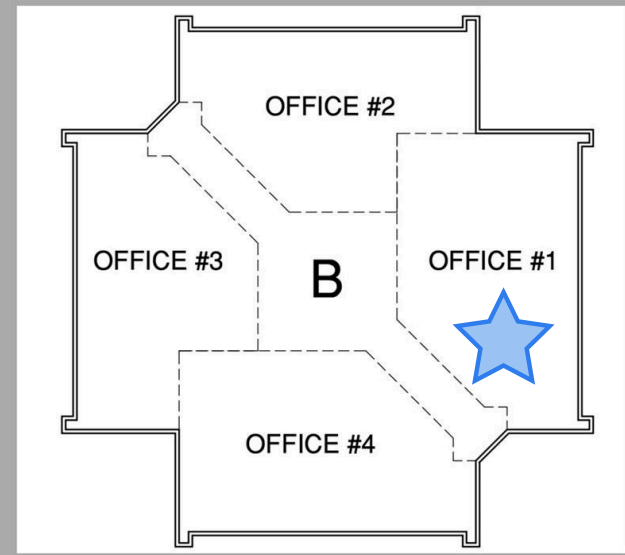
Entitlements/Zoning:

- Zoned B2

Land Features:

- Existing

Lease Price: \$2,432



Unit B-1

Total Acreage:

- 4.13- Acres

Utilities::

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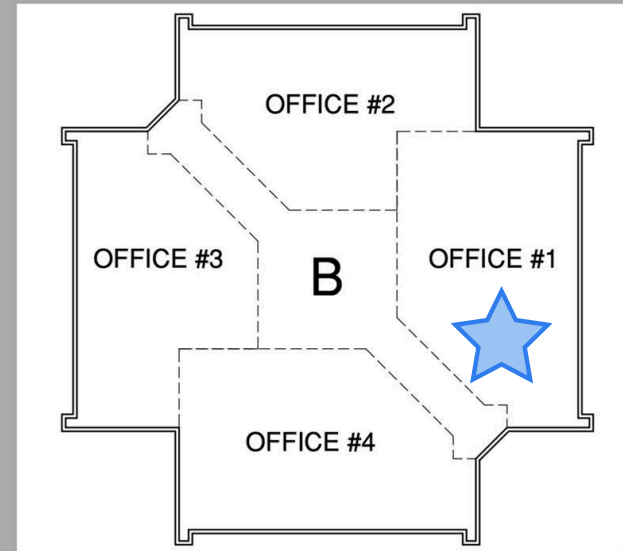
Entitlements/Zoning:

- Zoned B2

Land Features:

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Lease Price: \$2,432



DEMOGRAPHICS MAP & REPORT

Population	10 Miles	30 Miles	60 Miles
TOTAL Population	79,788	187,336	2,848,597
Average Age	50	47	43
Average Age (Male)	50	46	42
Average Age (Female)	51	48	44
Households & Income	10 Miles	30 Miles	60 Miles
TOTAL Households	34,594	76,419	1,086,924
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$66,884	\$68,316	\$89,743
Average House Value	\$217,244	\$223,188	\$323,543



Highlands County Overview



“Florida continues to out-pace the nation in growth, growing 2.6 times the rate of the rest of the U.S. With its central location, growing population, low operating costs and dedicated workforce, Highlands County is an ideal location to grow your business.”

- Highlands County Economic Development

Connectivity

More than 86 percent of Florida's population is located within a two-hour radius of Highlands County (over 18 million people). The County is situated in the middle of Florida's extensive multi-modal infrastructure and surrounded by three interstates, commercial airports, an intermodal logistics center and deep water ports. The County's location is also nearly equidistant (about 1.5 hours) to Orlando, Tampa, Fort Myers and West Palm Beach.

Workforce

Highlands County's population, along with a commuting workforce from the surrounding area, provide a labor pool of more than 125,000 dedicated workers. Highlands County is home to South Florida State College and in close proximity to five other colleges and universities. A talent pipeline of more than 22,000 students is available within a one-hour drive and more than 190,000 students are within a two-hour drive.

Affordability

Highlands County offers an advantageous business climate with leaders committed to streamlined services, support programs and low business costs. A recent analysis conducted by Site Selection Group found that Highlands County offers an overall cost savings of 10 to 15 percent compared to nearby metro areas. Highlands also offers an advantage in low labor costs and competitive real estate options.

Lifestyle & Community

Here, employees and residents enjoy the Sunshine State lifestyle envied all over the world, at a much lower cost than other areas. Highlands County's cost of living is about 15 percent lower than the state average. Located along the rolling hills of the Central Florida ridge and lake country, Avon Park, Sebring and Lake Placid offer a quality lifestyle with all the advantages of a close-knit, friendly community. Highlands County is the quintessential hometown.



Top 10 Private Employers



Employer	Employees	Industry
AdventHealth	1,633	Health & Social Services
Walmart	834	Retail
Publix	509	Retail
The Results Company	400	Other Services, Call Center
Highlands Regional Medical Center (HCA)	330	Health & Social Services
Alan Jay Automotive Network	320	Retail Trade
Costa Farms	467	Agriculture
Bowman Steel	228	Structural Steel Contractor
The Palms of Sebring	176	Health & Social Services
Central Florida Healthcare	219	Health & Social Services

For more information and to schedule a tour, please contact:



Susan Geitner

Broker Associate

863-273-0145

Susan@SusanGeitner.com

Offering Memorandum

6801 US 27 Highway N, Sebring, Florida 33870



Disclaimer

Information herein is deemed reliable but is not guaranteed. It is up to the parties involved to independently verify all information provided and/or disclosed by real estate agents involved herein, and to seek competent legal, tax and other counsel and advice before they rely on said information. The parties herein understand & accept that Karlson Law Group/Pamela Karlson Attorney has no "affiliated business arrangement" with her spouse's(Greg Karlson) real estate firm Advantage Realty #1 Greg Karlson,LLC. They are husband/wife,represent/bill their client's separately.

743 US Hwy 27 S, Sebring, FL 33870